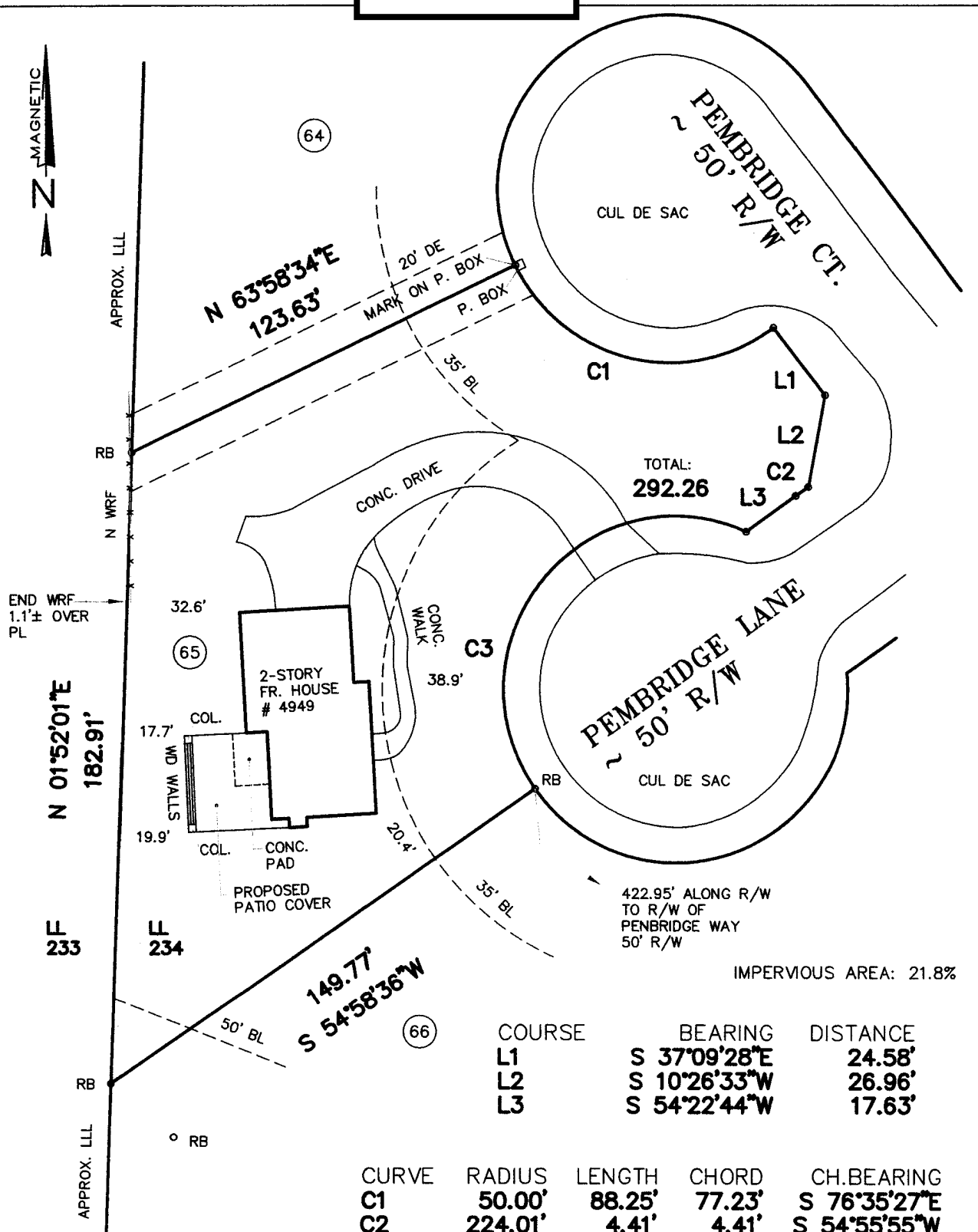


**V-5
(2010)**



END WRF
1.1'± OVER
PL

N 01°52'01"E
182.91'

F 233

APPROX. LLL

LAND AREA:
0.54 AC

REF. 11370
JOB NUMBER 4-50293

(64)

N 63°58'34"E
123.63'

(65)

2-STORY
FR. HOUSE
4949

COL.
STVA DM
17.7'

19.9'

LL 234

149.77'
S 54°58'36"W

(66)

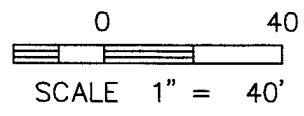
COURSE	BEARING	DISTANCE
L1	S 37°09'28"E	24.58'
L2	S 10°26'33"W	26.96'
L3	S 54°22'44"W	17.63'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	88.25'	77.23'	S 76°35'27"E
C2	224.01'	4.41'	4.41'	S 54°55'55"W
C3	50.00'	130.43'	96.47'	S 39°38'45"W

TOTAL:
292.26

422.95' ALONG R/W
TO R/W OF
PENBRIDGE WAY
50' R/W

IMPERVIOUS AREA: 21.8%



APPLICANT: Kenneth W. Woods and Carolyn L. Woods **PETITION NO.:** V-5
PHONE: 404-250-6545 **DATE OF HEARING:** 01-13-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 234
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 20
Pembridge Lane, north of Burnt Hickory Road **SIZE OF TRACT:** .54 acre
(4949 Pembridge Lane). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 17 feet on lot 65.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts are anticipated. The proposed porch will be located over an existing patio.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

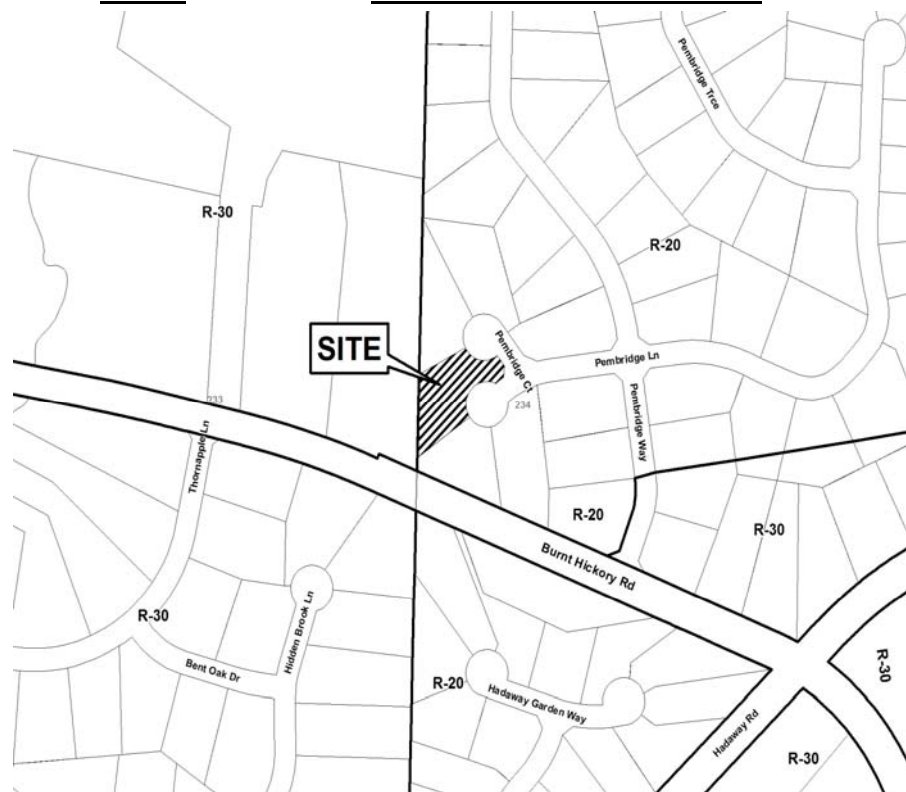
CEMETERY PRESERVATION: No comment.

WATER: No conflict

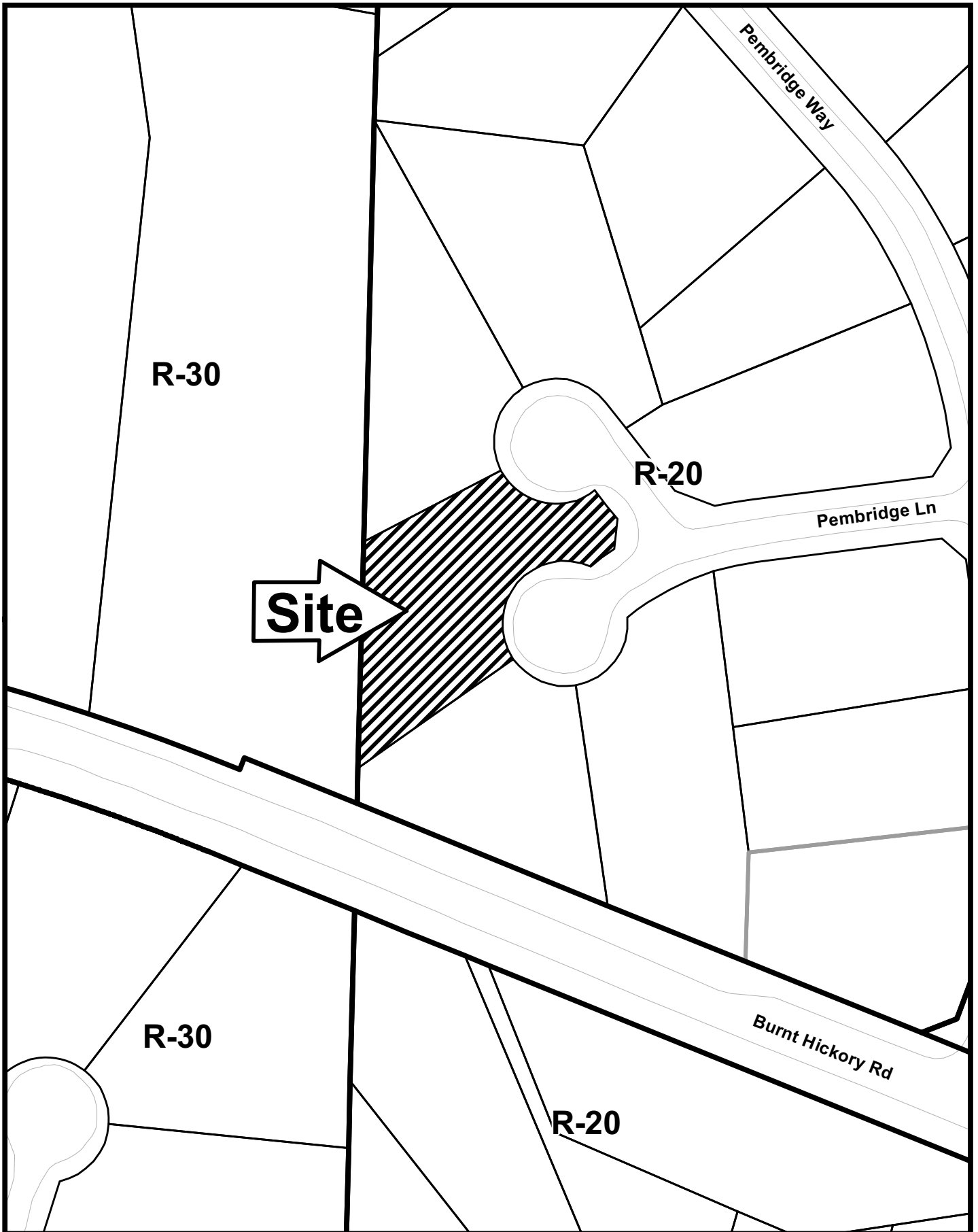
SEWER: No conflict

OPPOSITION: NO. OPPOSED _____ **PETITION NO.** _____ **SPOKESMAN** _____

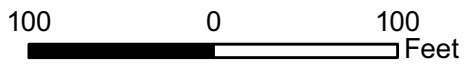
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-5



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. 1-13-10

Hearing Date: V-5

Applicant Kenneth Woods
Carolyn Woods

Business Phone 404 250-6545

Home Phone 770 427-5252

Address 4949 Pembroke Lane Kennesaw GA
(street, city, state and zip code) 30152

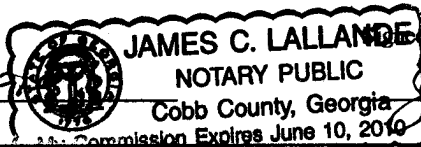
(representative's name, printed)

Kenneth Woods Carolyn Woods
(representative's signature)

Business Phone 404 250 6545

Cell Phone 770 367-7838

My commission expires: 6-10-2010



JAMES C. LALLANDE

NOTARY PUBLIC

Cobb County, Georgia

Commission Expires June 10, 2010

Signed, sealed and delivered in presence of:

James C. Lallande

Notary Public

Titleholder Kenneth Woods Carolyn Woods

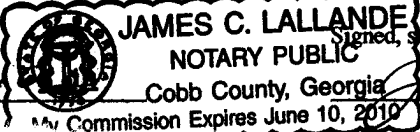
Business Phone 404 250-6545

Home Phone 770 427-5252

Signature Kenneth Woods Carolyn Woods
(attach additional signatures, if needed)

Address: 4949 Pembroke Lane Kennesaw GA 30152
(street, city, state and zip code)

My commission expires: 6-10-2010



JAMES C. LALLANDE

NOTARY PUBLIC

Cobb County, Georgia

Commission Expires June 10, 2010

Signed, sealed and delivered in presence of:

James C. Lallande

Notary Public

Present Zoning of Property R-20

Location 4949 Pembroke Lane Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 234

District 20

Size of Tract .54

Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The patio cover will provide improved protection of existing property along with eliminating climate extremes which will decrease utility expenses.

See Exhibit "A"

List type of variance requested: A variance to waive the rear setback from 35 feet to 17.7 feet to construct an architectural cover over the existing patio.

Exhibit A

V-5/2010

1/4

We are seeking a variance so that we can have an architectural cover installed over our existing patio. The cover will be installed by North Atlanta Handyman & Remodeling Services, Inc., a company with vast experience in installing patio roofs, sunrooms, and screened rooms. A covered patio will allow us to protect our stone patio and patio furniture from the elements, while providing a shelter for us to enjoy the outdoors.

The addition will not be visible from the street. However, our subdivision's architectural control committee has reviewed the plans for the patio cover and has given their enthusiastic approval to the project. Although we are planning this addition for our own enjoyment, we do feel that the patio cover will add value to our home in the future.

Our backyard has a steep embankment with the property line being several feet beyond the top of the embankment. Therefore, our addition will never be adjacent to the property behind us, since the addition will be approximately 10 feet below the rear property.

We are attaching pictures of our existing patio and backyard to show that a professionally installed patio cover will be a nice addition to our property and will provide years of outside enjoyment. We are also attaching a picture of a similar roof to show how the patio cover will look, once installed. The project will have roof shingles and paint color to match our existing shingles and paint.

Ken and Carolyn Woods
4949 Pembroke Lane
Kennesaw, GA 30152
770-427-5252

V-5/2010
2/4

Remington Ridge Homeowners Association

MODIFICATION APPROVAL FORM (Rev 4-6-08)

Name: **Kenneth & Carolyn Woods**

Date: **October 31, 2009**

Address: **4949 Pembridge Lane**

Phone: **770 427-5252**

Please check all that apply:

Fences (specify materials, style & sketch on lot)

Pools and Spas (Plans-2 copies)

Recreational Equipment (Kind and location)

Repainting (Paint mfg. & color)

Roof (Mfg. type & color)

Structure Addition (Plans-2 copies)

Structure Modification (Plans-2 copies)

Tree Removal (Sketch)

Other (Please give complete description; include sketch, photo or blueprint)

Attach additional information if necessary.

Expected Start Date: **November 12, 2009**

Expected Finish Date: **December 11, 2009**

Make a copy of this form for your own records and please return this form to:

Remington Ridge Architectural Control Committee

ARCHITECTURAL CONTROL COMMITTEE ACTION

(The ACC must respond within 30 days of receipt of this form)

Date received: 11/1/09

Date reviewed: 11/1/09

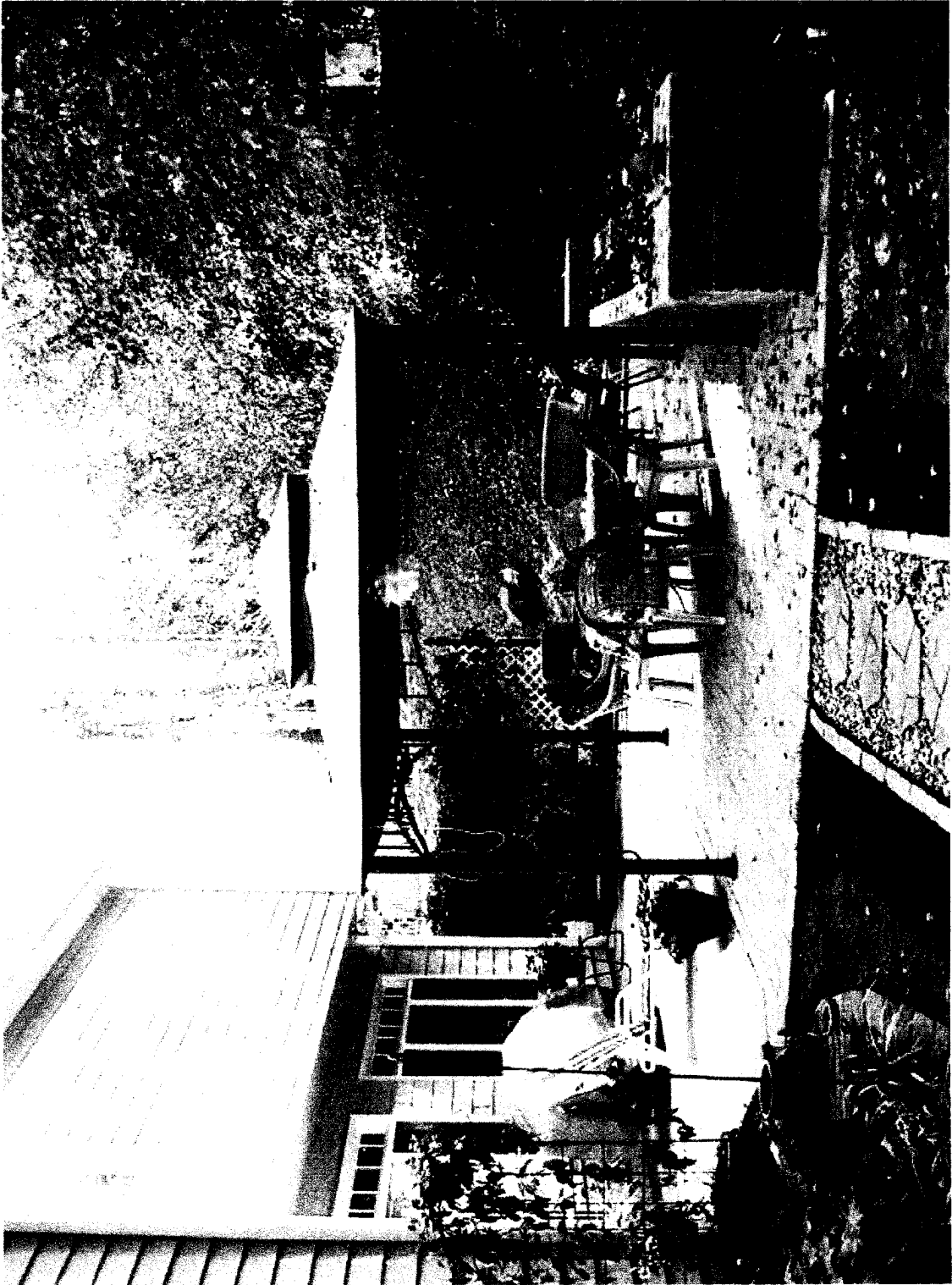
ACC reviewers: *Kath Oulster*
P. Ludwig
P. Kanan
Matthew M Hyatt

Date responded: 11/1/09

This request has been: Approved Conditional approval* Disapproved*

*Explanation:

V-5/2010
3/4



Existing Patio

V-5/2010

4/4



Picture of similar project.